

**Rashes Farm
Selsfield Road
RH10 4PR**

**Prior approval Part 6, Class E
Forestry Planning Statement
0575**

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1. Introduction

- 1.1 This statement explains the Proposal, the relevant supporting facts, and the legal framework against which the application is to be assessed. The applicant is Rashes Farm (*'the Applicant'*) and the site is Rashes Farm, Selsfield Road, Turners Hill, West Sussex RH10 4PR (*'the Site'*). Rashes Farm extends to 48.5 hectares of land and is in mixed grass and woodland uses. Approximately 24 hectares of land is woodland.
- 1.2 The application uses prior approval procedures under The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6 Agriculture and forestry (*'GPDO'*), Class E forestry developments (a) allows for the “erection, extension or alteration of a building”. Condition E.2 (1) to the GPDO, requires that this notification is made to the local planning authority (*'the Council'*) for a determination as to whether the prior approval of the authority is required on the siting of the works described. The Council has 28 days from receipt of this notification to make its determination as to whether prior approval is needed or not.
- 1.3 The proposal is to build a new forestry barn providing approximately 60m² of internal storage space (*'the Proposal'*). The Applicant prefers to construct the barn in a traditional Sussex aesthetic style to match the existing farmhouse, rather than a commercial steel barn that might look out of place, similar to the current Cattle Barn. Although small, the barn would enable onsite storage of processed site-derived timber and related hand tools. The Proposal would be situated on a hardstanding at the western end of the driveway, in an area comprising agricultural land, storage zones, and various agricultural and residential buildings spread across the landscape. The location largely screens the barn from the wider National Landscape.
- 1.4 On-site, there are two barns: a semi-open cattle barn used from late autumn to early spring for the winter housing of cattle (*'the Cattle Barn'*), and a workshop for oak timber-framed building production and equipment maintenance (*'the General Barn'*). The farm has expanded into sensitive woodland management, creating a need to store site-harvested timber. The term forestry is not defined within the Framework. This is therefore a matter of planning judgment based on facts and degree. The dictionary definition of forestry is ‘the science or practice of planting, managing and caring for forests’. The proposed barn would be used to dry store already processed timber, which is seen at appeal as falling within the scope of forestry.

2. Forestry justification

- 2.1 Condition E.2 (1) confirms that constructing a building is permitted development, provided an application is submitted to the local planning authority. This notification offers the chance to determine whether prior approval from the authority is needed for the siting of the described works. These permitted development rights are subject to conditions outlined in paragraph E.1. Compliance with these conditions is explained below.

Class E – forestry developments

Permitted development

E. The carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of—

(a) works for the erection, extension or alteration of a building;

(b) the formation, alteration or maintenance of private ways;

(c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;

(d) other operations (not including engineering or mining operations).

- 2.2 Compliant: The Proposal falls within the scope of E (a) for the erection of a building.

Development not permitted

E.1 Development is not permitted by Class E if—

(a) it would consist of or include the provision or alteration of a dwelling;

- 2.3 Compliant: The Proposal is designed for a small forestry barn only.

(b) the height of any building or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres in height;

- 2.4 Compliant: The Site is not within 3 kilometres of an aerodrome and can exceed 3m in height. The total height to the ridge is 7m.
- (c) any part of the development would be within 25 metres of the metalled portion of a trunk road or classified road; or*
- 2.5 Compliant: The Site is located circa 380metres from the nearest metalled road.
- (d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.*
- 2.6 Compliant: The Proposal is not for any fuel-related storage.

Conditions

E.2— (1) Subject to sub-paragraph (3), development consisting of the erection of a building or the extension or alteration of a building or the formation or alteration of a private way is permitted by Class E subject to the following conditions—

(a) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building or, as the case may be, the siting and means of construction of the private way;

(b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid;

(c) the development must not begin before the occurrence of one of the following—

(i) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(ii) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval;

(iii) the expiry of 28 days following the date on which the application under subparagraph

(1)(b) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

- 2.7 Compliant: The prior approval application was made to the Council with the information required under paragraphs E2a) and b).
- 2.8 The GPDO grants planning permission for specific development classes, subject to certain conditions and circumstances outlined within the Order. If a Proposal complies with these requirements, it can be deemed 'permitted development' as it would benefit from planning permission under Article 3(1) of the Order. The GPDO extends permission for development to facilitate forestry development. The GPDO test is that the barn must be reasonably necessary, not the only option. Overall, the barn's design, scale, and siting are reasonable for the proposed storage of machinery and harvested timber. Consideration of design and siting is not required in this context. However, the applicant reserves the right to provide further comments if the Council considers it differently. This position is taken because the barn is sited in accordance with the GPDO conditions and would not be unduly prominent from public vantage points, given the surrounding boundary tree lines to the east and scattered development to the north and south. The requirements of Part 6 are fully satisfied. The Proposal is 'permitted development' and prior approval is not required.